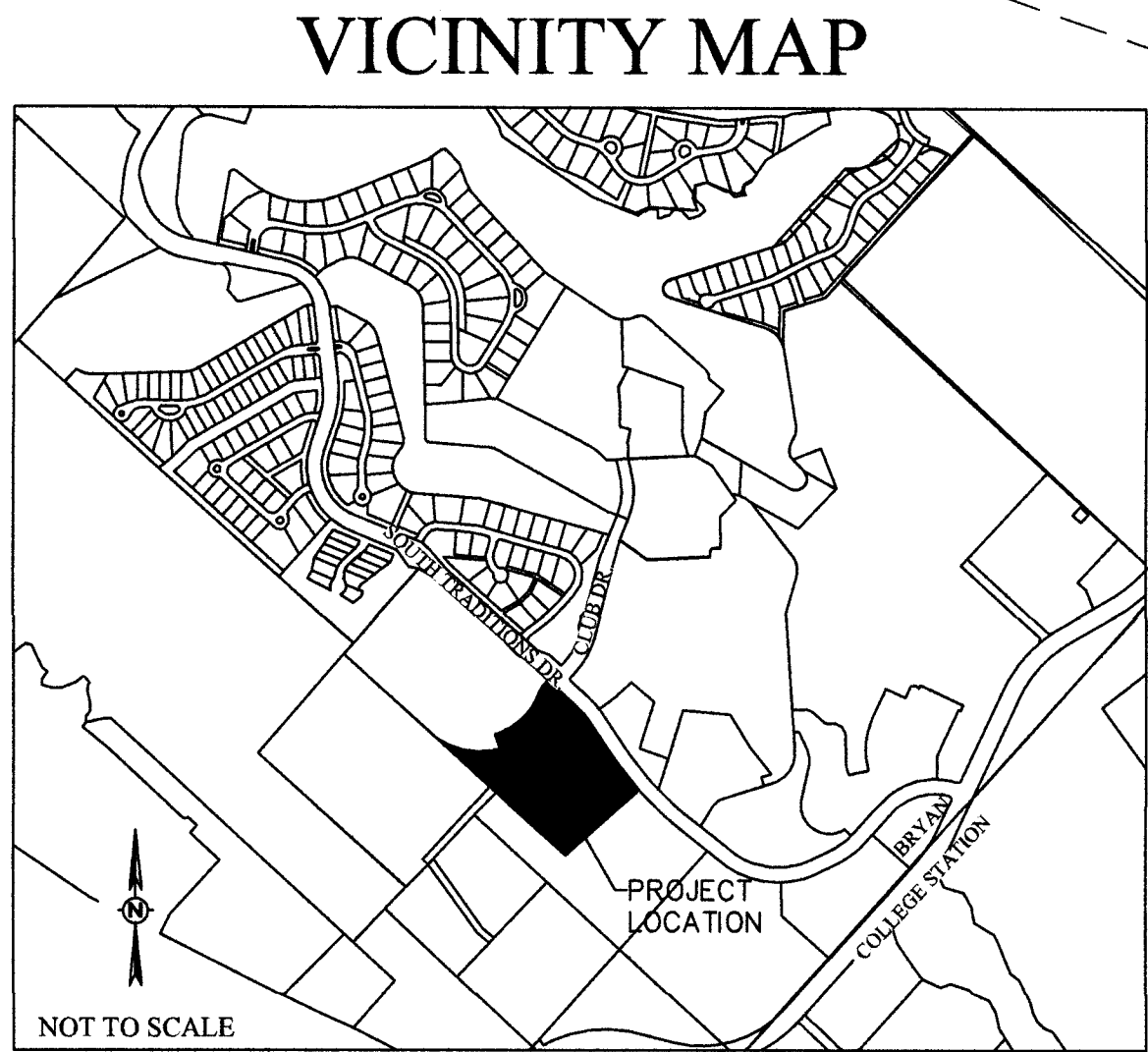


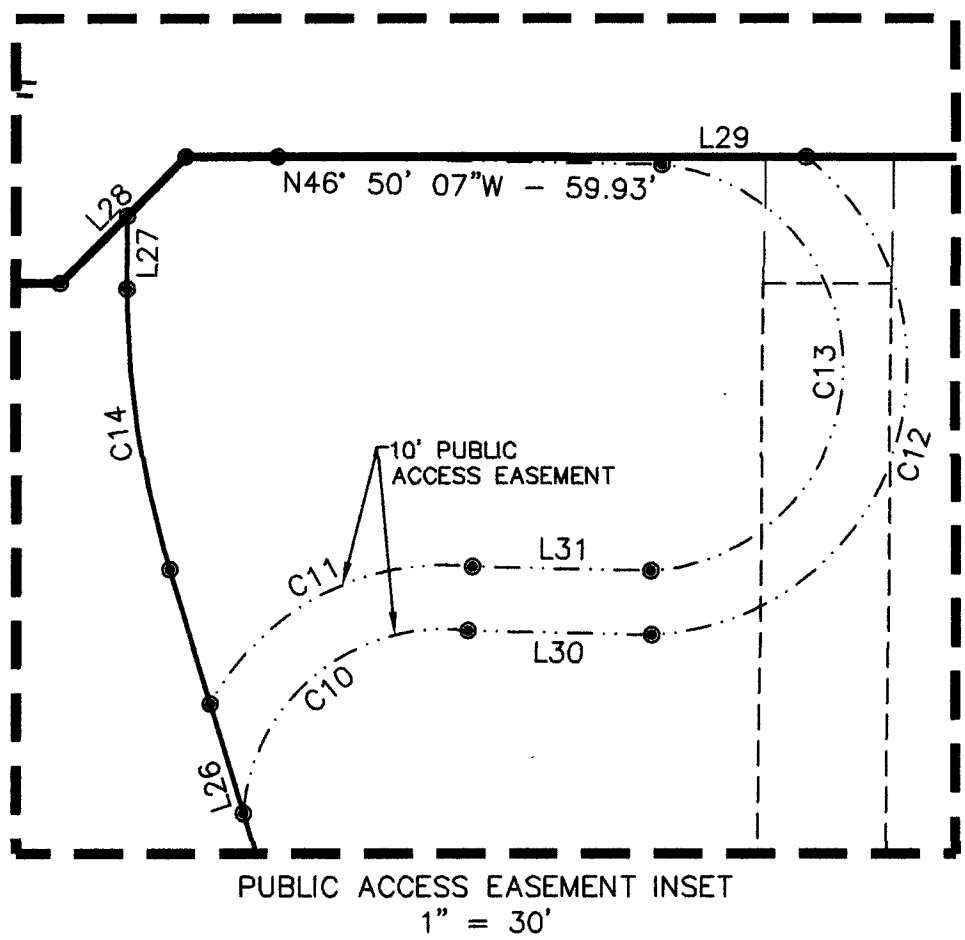
LINE #	LENGTH	DIRECTION
L1	40.68'	N55° 15' 58"E
L2	68.68'	N25° 00' 55"E
L3	10.77'	N42° 02' 06"E
L4	13.69'	S1° 37' 12"E
L5	27.81'	N86° 32' 01"E
L6	40.68'	N55° 15' 58"E
L7	68.68'	N25° 00' 55"E
L8	11.45'	N42° 02' 06"E
L9	6.87'	S15° 20' 11"E
L10	24.66'	S54° 50' 11"W
L11	21.85'	S12° 40' 17"E
L12	31.86'	N76° 38' 48"E
L13	17.28'	N20° 58' 33"W
L14	101.17'	N54° 50' 11"E
L15	106.14'	S87° 46' 07"W
L16	21.66'	S24° 48' 10"E

LINE #	LENGTH	DIRECTION
L17	73.24'	N87° 46' 07"E
L18	19.88'	N42° 35' 11"E
L19	20.00'	S47° 57' 51"E
L20	18.89'	N42° 35' 11"E
L21	51.35'	N49° 13' 11"E
L22	10.00'	N40° 46' 49"W
L23	51.12'	S49° 13' 11"W
L24	22.00'	N48° 10' 02"E
L25	15.00'	N41° 36' 44"W
L26	68.68'	N25° 00' 55"E
L27	11.45'	N42° 02' 06"E
L28	27.81'	N86° 32' 01"E
L29	168.08'	S47° 58' 17"E
L30	28.70'	N46° 40' 40"W
L31	27.87'	S48° 40' 40"E
L32	5.06'	S65° 16' 07"W

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	115.30'	455.00'	014°31'10"	37.96'	114.99'	S49°17'10"E
C2	288.89'	2045.00'	008°23'48"	166.12'	296.43'	S37°37'43"E
C3	483.52'	480.00'	088°54'35"	271.07'	472.07'	S77°23'22"E
C4	118.65'	380.00'	017°53'22"	56.81'	118.17'	N64°12'38"E
C5	200.63'	380.00'	030°15'03"	102.71'	198.31'	N40°08'27"E
C6	74.26'	250.00'	017°01'11"	37.41'	73.99'	N33°31'31"E
C7	162.50'	480.00'	019°23'51"	82.04'	161.73'	N4°57'53"E
C8	233.43'	480.00'	030°15'03"	126.74'	250.30'	N40°08'27"E
C9	44.56'	150.00'	017°01'11"	22.44'	44.39'	N33°31'31"E
C10	50.31'	31.19'	062°25'03"	32.53'	45.03'	N87°03'56"W
C11	48.94'	41.19'	068°04'49"	27.82'	48.11'	S75°36'11"E
C12	101.62'	41.94'	138°14'55"	112.91'	78.83'	S59°50'18"W
C13	95.14'	31.94'	170°40'39"	391.69'	63.86'	N43°33'28"E
C14	44.56'	150.00'	017°01'11"	22.44'	44.39'	N33°31'31"E



LEGEND
PROPERTY BOUNDARY
RIGHT OF WAY
LOT LINE
PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
ADJACENT PROPERTY BOUNDARY
PROPOSED PUBLIC ACCESS EASEMENT (P.A.E.)
CITY OF BRYAN SEWER & DRAINAGE EASEMENT
PROPERTY CORNER



N/F THE TEXAS A&M UNIVERSITY SYSTEM
REMAINDER OF 163.889 ACRES
8801/191

N/F THE TEXAS A&M UNIVERSITY SYSTEM
REMAINDER OF 198.0559 ACRES
7988/209

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the _____ day of _____, 20____ and same was duly approved on the _____ day of _____, 20____ by said Commission.

Chair, Planning & Zoning Commission Bryan, Texas

CERTIFICATE OF CITY ENGINEER

I, _____, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

City Engineer, Bryan, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground.

Brad Kerr, R.P.L.S. No. 4502

NOTES:

- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
- NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0285E, EFFECTIVE DATE: MAY 16, 2012.
- ZONING FOR THIS TRACT IS PD-M PLANNED DEVELOPMENT MIXED USE.
- RESTRICTIONS SHOWN IN DEED, 5897/277, DO NOT APPLY TO THIS TRACT.
- 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
- DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____ of Traditions Acquisition Partnership, LP, owner of a portion of the 15.54 acre tract shown on this plat, being a portion of the tract of land as conveyed in the Official Records of Brazos County in Volume 12435, Page 101, and designated herein as The Traditions Subdivision, Phase 28, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

by _____

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this _____ day of _____, 20____.

Notary Public, Brazos County, Texas

Printed Name: _____

My Commission Expires: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____ of Parc Traditions, LP, owner of a portion of the 15.54 acre tract shown on this plat, being a portion of the tract of land as conveyed in the Official Records of Brazos County in Volume 12435, Page 101, and designated herein as The Traditions Subdivision, Phase 28, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

by _____

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this _____ day of _____, 20____.

Notary Public, Brazos County, Texas

Printed Name: _____

My Commission Expires: _____

APPROVAL OF THE CITY PLANNER

I, _____, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

City Planner
Bryan, Texas

MAY 13 2015

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 20____, in the Official Records of Brazos County in Volume _____ Page _____.

County Clerk
Brazos County, Texas

FINAL PLAT THE TRADITIONS SUBDIVISION PHASE 28 15.54 ACRES

JOHN H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

LOT 1, BLOCK 1 - 12.79 ACRES
LOT 2, BLOCK 1 - 1.50 ACRES
RIGHT OF WAY - 1.25 ACRES

SCALE 1" = 50'
MAY 2015

ENGINEER:

Schultz Engineering, LLC
TBPE No. 12327
2730 LONGMIRE, SUITE A
College Station, Texas 77845

(979) 764-3900

OWNERS/DEVELOPERS:

Parc Traditions, LP,
2100 Traditions Blvd.
Bryan, TX 77807

Traditional Acquisition
Partnership, LP,
2100 Traditions Blvd.
Bryan, TX 77807

SURVEYOR:

Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195